

**Arlington Redevelopment Board**  
**August 17, 2015 Minutes**  
**Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm**

This meeting was recorded by ACMi.

Approved: September 21, 2015

**PRESENT: Chair, Andrew Bunnell, Mike Cayer, Bruce Fitzsimmons, Andy West**

**ABSENT:**

**STAFF: Carol Kowalski**

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Documents Used:

EDR Application for 59 Lowell Street with plan set dated July 21, 2015

Urban Land Institute handout, provided by Carol Kowalski

The Chairman opened the meeting at 7:00pm and stated that ACMi was recording the meeting. Mr. Bunnell turned to the first agenda item of the Environmental Design Review hearing for 59 Lowell Street. Kathleen Moriarty introduced herself to the Board. Ms. Moriarty summarized the plans for the Board members, stating that the project was to add an additional bedroom to her home.

Mr. West asked for clarification on the increase in square footage.

Mr. Fitzsimmons stated the plan looks very strong and he was impressed by the fact that Ms. Moriarty is going to add additional solar paneling. Ms. Moriarty said she definitely was planning on the geothermal, and the solar paneling would be based on her budget. Mr. Fitzsimmons said the only item he was concerned about was drainage. He asked what the amount of impervious surface being added would be with this plan. Ms. Moriarty said the new roof would not be much more than 300 square foot. Mr. Fitzsimmons asked if there was any plan to address runoff or drainage on the property. Ms. Moriarty said they would be installing a French Drain on the Westerly side of the house. Mr. West and Mr. Cayer discussed the added impervious surface and calculated it to total less than 350 square foot.

Mr. West asked about the setbacks by the deck, and whether they matter or if that is only in regards to the structure of the house. Mr. West also asked about the height of the eve. Ms. Moriarty said that nothing is changing as far as height. The Board discussed the new deck and the stairs. Mr. West suggested making his recommendation a condition of the special permit.

Mr. West moved to approve the special permit application of 59 Lowell Street with the following conditions:

1. Install a French Drain along the Westerly foundation.
2. The new deck and stairs will not be closer to the property line at a perpendicular angel than the existing stair or deck, whichever is closer.

Mr. Fitzsimmons seconded. All voted in favor.

The Board moved to the agenda item of the Urban Land Institute panel. Ms. Kowalski said that the Urban Land Institute conduct technical assistance panels for members. Ms. Kowalski had a preliminary conference call with some of the architects that might serve on the technical assistance panel. The architects scoped the project, and provided an outline of the proposed area. Ms. Kowalski summarized the process for the Board, and what would be produced in the end.

Mr. West inquired about the study area. Ms. Kowalski clarified the limits of the study area. The area could be expanded to take certain things into consideration but ULI didn't want to overpromise what they could study in a one day time period.

Mr. Bunnell asked how this fits in with the Arlington Master Plan. Ms. Kowalski said that recognizing that this study area is the heart of Arlington Center is an opportunity to jumpstart the urban design in this location. Mr. Bunnell said his concern was making sure this fits in line with the entire process that

was just wrapped up in the Arlington Master Plan. Ms. Kowalski said she could provide the Master Plan context and references so that the Board could feel like they understand how it fits in with the Master Plan.

Mr. Fitzsimmons said he was concerned that this would just be scratching the surface for a one day activity. Mr. Cayer agreed and said it would seem more doable if this focused on a single parcel such as the Russell Common parking lot. Ms. Kowalski said the department originally asked about that, and ULI said they don't do single parcel projects.

Mr. Cayer mentioned that the Master Plan Implementation Committee might be better suited to team up with ULI in the future rather than the ARB. Ms. Kowalski said she would talk to ULI and discuss options in the future.

Mr. Bunnell turned to the agenda item of designation an ARB member to serve on the Community Preservation Act Committee. Mr. Bunnell said he would like to move this item until the September 21, 2015 meeting. Mr. Bunnell turned to the agenda item of the approval of minutes from August 10, 2015.

Mr. Fitzsimmons moved to approve the amended minutes of August 10, 2015. Mr. West seconded. All voted in favor.

Mr. Cayer moved to adjourn. Mr. West seconded. All voted in favor.